

# Market Rate Housing

## Section 221(d)(4)

U.S. Department of Housing and Urban Development



### New Construction

### Major Renovation

Are you interested in obtaining the **largest loan** possible for your new construction rental property?

FHA Mortgage insurance can be the key to financing larger loans and offers the **stability** of a long-term fixed interest rate.

FHA's **generous terms** allow you to amortize your debt over longer periods, obtain a higher loan-to-value ratio and to combine your construction and permanent loan.

#### Program Features

- 40-year Amortization *and* Loan Term (**no balloon payments!**)
- **90%** Loan-to-Value Ratio
- Opportunity to Reduce Initial Cash Requirements
- 1.1 Debt Service Coverage Ratio
- Construction and Permanent Financing in **One loan**
- **Non-Recourse**
- **Fast-Track processing** provides early loan decision.
- Low-Cost of 0.5% annual mortgage insurance premium on outstanding balance.

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#### For More Information:

Visit Our Website at [www.hud.gov/local/sea/mfh/seamfhpg.html](http://www.hud.gov/local/sea/mfh/seamfhpg.html)

Contact a Community Builder

**Alaska** (907) 271-4170 **Idaho** (208) 334-1990 **Oregon** (503) 326-2561  
**Seattle** (206) 220-5104 **Spokane** (509) 353-0674

